



Lodge Hill Barn, Hoddern Farm, Peacehaven, BN10 8AR



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Are you dreaming of a picturesque countryside retreat? Look no further than this amazing barn conversion at Hoddern Farm. Nestled in the stunning South Downs National Park, this property offers the perfect blend of charm, elegance, and tranquillity.

As you enter through the stable door, you are welcomed by a ground floor entrance hall adorned with a beautiful stone floor and exposed wooden beams, setting the tone for the unique atmosphere of this home. The practical utility room adds convenience to your daily routine.

Spread across two floors, this spacious house boasts five double bedrooms, providing ample space for a growing family, guests or working from home. The main bedroom impresses with an en-suite shower room and offers serene views of the garden, while another bedroom doubles as a cozy snug area with direct access to the outdoors. The family bathroom is thoughtfully designed, featuring a corner bath, illuminated bathroom cabinet, and fully tiled walls and floor.

The first floor open plan lounge is the epitome of wow factor. The high pitched roof and stunning exposed beams create an atmosphere of grandeur, while the wood-burning stove adds a touch of warmth and comfort. From the lounge, enjoy panoramic views of the garden, surrounding countryside, and a glimpse of the distant sea.





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The adjoining dining area with a skylight window and original wooden beams seamlessly flows into the separate kitchen, complete with wood fronted cupboards and a floor-to-ceiling window showcasing lovely leafy views. A separate cloakroom ensures practicality and convenience. Take the spiral staircase to a mezzanine floor perfect as a study area offering a birds eye view of the roof timbers and lounge area.

Step outside, and be captivated by the beautifully landscaped south-west facing garden. The patio area is perfect for alfresco dining, while mature plants and a brick-laid curved path add charm and elegance. A summer house beckons you to relax and unwind, while a rear gate leads to further exploring beyond the property. The separate garage not only provides parking space but also offers valuable boarded loft storage above.

Location is everything, and this property doesn't disappoint. With a bus stop within walking distance and the coastal town of Peacehaven nearby, you'll have easy access to the beach, The Big Park, Shopping Centre, Leisure Centre, bars, cafes, and restaurants. The convenient transport links ensure a smooth commute to the bustling city of Brighton.

Don't miss out on the opportunity to make this charming barn conversion your dream home. With approximately 1903 square feet (177 square metres) of living space, this property is perfect for those craving a peaceful countryside lifestyle without compromising on convenience and modern amenities.





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APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING LIMITED USE SPACE, GARAGE & VOID) = 1903 sqft / 176.8 sqm
APPROXIMATE GROSS INTERNAL AREA
(INCLUDING LIMITED USE SPACE, GARAGE & EXCLUDING VOID) = 2116 sqft / 196.6 sqm

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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Agents Notes
Tenure Freehold
Council Tax Band E

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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